

The Salisbury Planning Board held its regular meeting Tuesday, October 10, 2006, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

PRESENT: Dr. Mark Beymer, Robert Cockerl, Lou Manning, Brian Miller, Sandy Reitz, Valarie Stewart, Albert Stout, Dr. Kelly Vance, Price Wagoner, and Diane Young

ABSENT: Nathan Chambers and Tommy Hairston

STAFF: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, David Phillips, Lynn Raker

Chairman Brian Miller called the meeting to order and offered the invocation. The minutes of the September 26, 2006, meeting were approved as published.

NEW BUSINESS

A. Zoning Map Amendment

- Explanation of procedure
- Staff Presentation
- Courtesy Hearing
- Board discussion
- Statement of Consistency and Motion

1. Z-10-06

Mike Moore, petitioner

Various Addresses along Jake Alexander Boulevard South

From: R-6

To: B-1

TM&P(s): 065-066, 065C242, 071-145, 071-146, 071-203, 065G078 thru 086, 065G088, 069-119, 069-119A, 069-122, 069-123, 069-183, 071-044, 071-136 thru 139, 071-141 thru 144

The petitioner postponed the request indefinitely. He would like to meet with the neighbors about his plan.

B. Group Development

- Staff Presentation
- Courtesy Hearing
- Board Discussion
- Motion

1. G-19-06

Gerry Wood Honda

414 Jake Alexander Boulevard South

TM&P: 060-181

Zoning: M-1

Chairman Miller opened the courtesy hearing. David Phillips, Zoning Administrator, made a staff presentation.

Mr. Gerry Wood of Salisbury submitted the application for the construction of a 24,477 square-foot automobile dealership to be located at 414 Jake Alexander Boulevard South. All zoning criteria have been met. The Technical Review Committee (TRC) recommends approval to the Salisbury Planning Board as submitted.

The building is pulled forward on the property. It meets all landscape and parking requirements. They have added sidewalk along Jake Alexander Boulevard. Staff and NC DOT have recommended interconnectivity with Team Chevrolet for increased safety to shoppers.

No one spoke in favor or against G-19-06.

Lou Manning would like to see interconnectivity between the two lots as staff recommended. Preston Mitchell added that this interconnectivity issue will be addressed in the new ordinance which is currently being drafted.

Albert Stout made a MOTION to accept G-19-06 as submitted. Mark Beymer seconded the motion with all members voting AYE.


COMMITTEES

Committee 1 reviewing the proposed Sidewalk Prioritization Plan was rescheduled for Friday, October 20, at 7 a.m. in the second floor conference room at City Hall.

OTHER

The Planning Board will add a procedure to adopt the agenda. Preston Mitchell will change the Rules of Procedure. It will be added as an item to the agenda to "Adopt the Agenda."


There being no further business to come before the Planning Board, the meeting was adjourned at 4:18 p.m.



Brian Miller, Chairman



Lou Manning, Vice Chairman


Secretary, Diana Moghrabi